

## **NARRATIVE INFORMATION SHEET**

### **1. Application Identification**

South Gate Housing Authority  
8650 California Avenue  
South Gate, CA 90280

### **2. Funding Requested**

- a. Grant Type: Community-Wide Assessment
- b. Federal Funds Requested: \$300,000
- c. Contamination: Hazardous Substances

### **3. Location**

City of South Gate, Los Angeles County, California

### **4. Property Information**

N/A

### **5. Contacts**

- a. **Project Director:**  
Dianne Guevara, Management Analyst  
8650 California Avenue, South Gate, CA 90280  
[dguevara@sogate.org](mailto:dguevara@sogate.org), (323) 563-9535
- b. **Chief Executive / Highest Ranking Elected Official:**  
Mayor Maria Davila  
[mdavila@sogate.org](mailto:mdavila@sogate.org), (323) 563-9543

### **6. Population**

98,000 (CA Department of Finance, 2020)

## 7. Other Factors Checklist

See **table 1** below:

<b>Other Factors</b>	<b>Page #(s)</b>
Community population is 10,000 or less.	N/A
The applicant is, or will assist, a federally recognized Indian tribe or United States Territory.	N/A
The proposed brownfield site(s) is impacted by mine-scarred land.	N/A
Secured firm leveraging commitment ties directly to the project and will facilitate completion of the project/reuse; secured resource is identified in the Narrative and substantiated in the attached documentation.	N/A
The proposed site(s) is adjacent to a body of water (i.e., the border of the proposed site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	N/A
The proposed site(s) is in a federally designated flood plain	N/A
The reuse of the proposed cleanup site(s) will facilitate renewable energy from wind, solar, or geothermal energy; or will incorporate energy efficiency measures.	Page 3

## 8. Letter from State Environmental Authority: Attached (next page)



## Department of Toxic Substances Control

Meredith Williams, Ph.D.  
Director  
5796 Corporate Avenue  
Cypress, California 90630



Gavin Newsom  
Governor

October 28, 2020

Ms. Dianne Guevara  
Management Analyst  
City of South Gate  
8650 California Avenue  
South Gate, California 90280

Subject: CalEPA acknowledgment of a United States Environmental Protection Agency (U.S. EPA) Brownfield Assessment Grant Proposal for FY 2021

Dear Ms. Guevara:

Thank you for your notice and request for a letter of acknowledgment for the South Gate Housing Authority's proposal to the U.S. EPA Brownfield Grant Program. The California Environmental Protection Agency (CalEPA) encourages and supports community-led assessment and redevelopment efforts. CalEPA recognizes the state's need for assessment funding and is supportive of your proposed projects.

The South Gate Housing Authority has identified a number of properties and specific plan areas to enhance and promote the community. The grant funds will be used to promote equitable development approaches and intentional strategies to ensure that low-income and minority communities not only participate in but also benefit from decisions that shape their neighborhoods and regions.

The South Gate Housing Authority is applying for \$300,000 in grant funding which could be used to conduct assessment activities at eligible brownfield sites to facilitate redevelopment and economic growth. The City of South Gate is applying to the Community Wide Assessment category. As a general purpose unit of local government, the South Gate Housing Authority is an eligible grant applicant.

Should the U.S. EPA award a Brownfield grant to the South Gate Housing Authority, it would stimulate redevelopment and reuse of underutilized and contaminated properties, and, improve the economic development and environmental conditions in the city.

Ms. Dianne Guevara

October 28, 2020

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If you need further information or assistance regarding specific brownfield sites, or any of the CalEPA's brownfield programs, please feel free to contact me by e-mail at [maryam.tasnif-abbasi@dtsc.ca.gov](mailto:maryam.tasnif-abbasi@dtsc.ca.gov).

Sincerely,

Maryam Tasnif-Abbasi  
Brownfield Development Manager  
Site Mitigation and Restoration Program

## **NARRATIVE/RANKING CRITERIA FOR ASSESSMENT GRANTS**

### **1. Project Area Description and Plans for Revitalization.**

#### **a. Target Area and Brownfields**

##### **i. Background and Description of Target Area.**

Located in southeast Los Angeles County, the City of South Gate (population 98,500) is spread over 7.4 square miles, of which 75% is dedicated to industrial uses. In Los Angeles County, there is an average of 9.8 cleanup sites per census tract and within the City of South Gate, there is roughly 34.3 cleanup sites per census tract. Los Angeles County on average is within the 40<sup>th</sup> percentile for cleanup sites, showcasing a moderate burden of cleanup sites. South Gate is in the 80<sup>th</sup> percentile, showing a large burden of cleanup sites and has some of the highest numbers throughout census tracts in Los Angeles County and California. South Gate's agriculture industry made way to sprawl and industrialization in the 1920's, when large manufacturers such as Firestone Tire, A.R. Mass Chemical Company, Weiser Company, and General Motors brought their factories to the City. By 1940, the City had over 35 factories, which made South Gate a hub for war industries in response to the demands of World War II. Post war, many manufacturing workers and factories remained in South Gate and the industrial sector continued to flourish for decades until the 1970's when the entire region experienced the effects of deindustrialization, flight of middle income residents, the emergence of larger and much poorer Latinx households and a substantial increase in overall poverty rates in the city. South Gate became poorer, denser, and experienced disinvestment from 1970 to the early 2000's. Redevelopment of blighted properties has been slow for economic reasons, because private investment has not been feasible for many years without the limited city financial assistance, particularly after the elimination of redevelopment in California in 2012.

The City's population is growing and housing is at an increasing premium. Maintaining and upgrading South Gate's essential infrastructure and housing resources is a crucial and challenging task for the future. The City is under extreme pressure and regulation by the State to increase its' housing supply. As a built-out "inner-ring" suburb, there is almost no undeveloped land in the City and most new housing and commercial development must come from redevelopment, infill, densification, or adaptive building reuse.

Target Areas of the Brownfields Assessments would include 3 of the City's Specific Plan areas and parcels along Long Beach Boulevard, which have potential to be greater utilized. The City has recently developed the Gateway District Specific Plan, Tweedy Blvd Specific Plan, and Hollydale Specific Plan with the goal of revitalizing the areas and facilitating the development of affordable housing. The Tweedy Blvd and Hollydale Specific Plans have been adopted and are in the implementation phase. The Gateway Specific Plan is expected to be adopted in early 2021. It is anticipated that the inevitable redevelopment throughout the City will be affected by the presence, or potential presence, of hazardous substances, pollutants, or contaminant expansion due to the City's industrial character. Reinvesting in the assessment and cleanup of properties to facilitate redevelopment will increase the local tax base, facilitate job growth, and minimize the development pressures on the little undeveloped land in the City.

##### **ii. Priority Brownfield Sites.**

The City has identified priority sites within the 4 Target Areas that will be assessed based on community input, feasibility, priority, and as funding is available. Additional sites may be assessed throughout the duration of this grant.

**Hollydale Specific Plan Target Area:** The Brownfields Assessment funding will be used to assess properties within the Specific Plan area such as 13050 Paramount Blvd. The parcel is approximately 57,935 square feet and is improved by a 18,090 square foot building. The parcel was recently purchased by the South Gate Housing Authority and will be redeveloped into housing, but must go through environmental assessments first.

**Tweedy Blvd Specific Plan Target Area:** The Brownfields Assessment funding would be used to assess the environmental feasibility of development on numerous parking lots along Tweedy Boulevard. Almost a quarter of the parking lots along Tweedy Mile are owned by the City and the

Specific Plan recognizes that there is an opportunity to take advantage of these City-owned properties to leverage development. In addition, a parcel that will be assessed is 2700 Tweedy Blvd. This property was formerly a General Motors assembly plant between 1930 until 1982. The assembly plant was demolished and a portion of the property is now used by South East High School. Conducting assessments on this site is crucial, given the property is home to education facilities.

**Gateway District Specific Plan Target Area:** A parcel that will be assessed is 8610 Atlantic Ave. This parcel has historically been a shipping and distribution center, but is now vacant and has great potential to be redeveloped into mixed use transit oriented development, which is consistent with the Specific Plan. However, the property is located directly across the street from a parcel in which detectable concentrations of tetrachloroethene (PCE) have been found. As a result, 8610 Atlantic Ave. is in need of assessment, and redevelopment of this site will be an important connector and infill project for the Gateway Specific Plan. An additional parcel that will be assessed within the Gateway District Specific Plan area is 4933 Firestone Blvd, which is surrounded by retail shops and eateries. The former Mondo Chrome site has consistently been used for industrial purposes. Based on the analytical results of historical sampling conducted at the site, the soil, soil vapor and groundwater are impacted with volatile organic compounds (VOCs), primarily trichloroethene (TCE) and PCE due to past site operations. Additional testing is needed at this property due to facilitate reuse.

**Long Beach Boulevard Target Area:** There are numerous sites along Long Beach Boulevard that need assessment. The Housing Authority entered into an Exclusive Negotiation Agreement with a Developer to develop affordable housing on 3 parcels along Long Beach Boulevard and the Housing Authority is exploring the possibility of expanding the affordable housing development. The Housing Authority will work to identify additional sites in need of assessment work.

#### **b. Revitalization of the Target Area.**

##### **i. Reuse Strategy and Alignment with Revitalization Plans**

The Hollydale, Tweedy Blvd, and Gateway District Specific Plans act as the City's revitalization plans and are consistent with the city's zoning and land use regulations. The primary focus of the Specific Plans is to enhance available undeveloped property and potential park space, redevelop land to better suit resident and business needs, and create a multi modal mixed-use transit-oriented community. Therefore, Brownfields assessments within the Specific Plan TAs will allow the City to continue to identify sites for assessment, identify contamination, and plan for cleanup in order to revitalize and redevelop the areas, thereby assisting the city in achieving the goals outlined in the Specific Plans.

A priority site in the Hollydale Specific Plan Target Area is located on Paramount Blvd. Paramount Blvd is a major north-south arterial that traverses the Hollydale Specific Plan area. The uses along this corridor include a range of commercial and retail uses in one-and two-story buildings. However, there is an opportunity to diversify uses along Paramount Boulevard to create new interest and economic activity in the area. The Tweedy Boulevard Specific Plan, adopted in March 2019, intends to reestablish Tweedy Boulevard as the heart of the City. The Tweedy Boulevard Specific Plan area is approximately 622 acres in size. Housing is an important goal identified in the Tweedy Boulevard Specific Plan, and assessment of priority sites within the Target Area is a necessary first step in achieving that goal. The Gateway District Specific Plan area makes up 59 acres and is a major area of concentration that is in need of Brownfields Assessments. The Gateway District is currently comprised of a mix of heavy industrial, light industrial, and retail uses. As local and regional jurisdictions collaborate on expansion of transit facilities in the greater Los Angeles area, the City will use the Gateway Specific Plan as a tool to incentivize transit-supportive development around the light rail transit (LRT) stations expected to be built in and near South Gate. In addition, State law requires the City to produce over 8,000 units by 2029, many of which must be affordable. Assessment of the Long Beach Boulevard Target Area will also facilitate development of affordable housing in the City, as these parcels need assessed in order to move forward with cleanup, and affordable housing production.

##### **ii. Outcomes and Benefits of Reuse Strategy.**

Upon successful implementation of the Tweedy Boulevard Specific Plan and the Hollydale Specific Plan at build out, it is estimated there will be an additional 618 to 1,060 housing units, 8,994 and

7,069 commercial/industrial jobs, and \$6,115,321 and \$4,188,196 total projected recurring revenues, respectively, based on Specific Plan projections. In addition, implementation of the Gateway Specific Plan (home of a future LRT station) will create a Transit Village and TOD area, which decreases congestion and air pollution and increases access to jobs and economic opportunities. The new 20-mile long LRT, called the West Santa Ana Branch Transit Corridor (“WSAB”), will have estimated weekday boarding capacity ranging from 78,500 to 81,500 people. The WSAB corridor has population and employment densities five times higher than LA County, demonstrating the need for eco-friendly public transportation in an area with high levels of air pollution and congestion (see section 2.a.ii). Exact environmental impact figures will be available in late 2020, as an Environmental Impact Report is currently being prepared for the WSAB. Where feasible, revitalization of the Target Areas will sustainably reuse existing structures. Reuse of the priority sites will be compliant with all local, regional, and Statewide environmental initiatives, which will ensure reuse projects incorporate efficiency measures. The South Gate General Plan 2035 includes a Green Element, which details Open Space and Conservation Elements required by State Law and environmental policies that redevelopment projects must adhere to, including the requirement that all new buildings must meet or exceed California Title 24 energy efficiency requirements.

**c. Strategy for Leveraging Resources.**

**i. Resources Needed for Site Reuse.**

The City is eligible for funding from other resources and have shown ability to obtain resources necessary to revitalize the priority sites. The City has invested over \$1 million into the production of the 3 Specific Plans (Target Areas), which have laid the framework for redevelopment and will act as a planning toolkit for the reuse of priority sites and revitalization of the Target Areas. In addition, the City has applied for a \$30,000 Los Angeles Metro Transportation Authority Metro (“Metro”) Transit Oriented Development Strategic Implementation Plan Grant. Award of grant will fund planning studies that are in line with the strategies adopted as part of the WSAB Transit Oriented Development Strategic Implementation Plan, which will support the revitalization of priority sites and other sites within the Gateway Specific Plan Target Area, as the Gateway Specific Plan Target Area will have a station with its boundaries.

**ii. Use of Existing Infrastructure.**

The grant will facilitate the use of existing infrastructure at priority sites through redevelopment for better, smarter, more environmentally friendly uses. Existing infrastructure can be utilized including water and wastewater lines, easements and access, utilities and roadways. Dependent upon the desired project and scale, infrastructure needs will be addressed as necessary taking into consideration funding sources, development impact fees, and capital improvements. In addition to capital improvements, a variety of financing methods are available to the Specific Plan area. These methods include Development Impact Fees (DIFs), Special Benefit Assessments, Landscape Maintenance Districts (LMDs), Mello-Roos Special Taxes, and Business Improvement Districts (BIDs). Other sources of revenues would also include gas tax revenues and countywide sales tax measures for transportation or Metro grants. Also, public-private partnerships are effective ways in the current constrained economy to leverage limited resources and achieve mutually desired goals.

**2. Community Need and Engagement.**

**a. Community Need.**

**i. The Community’s Need for Funding.**

South Gate does not have the funding and has no budget capacity for assessments. South Gate. The City has a population of approximately 98,500, of which 95% are Hispanic or Latino and many are first- or second-generation immigrants from Central and South America. According to the American Community Survey (2018), The City’s median household income is just \$50,931, which is below the very low income limit set by the Department of Housing and Urban Development (“HUD”) for Los Angeles County. Roughly 62.1% of South Gate renters pay 30% or more of their income on rent, and 41.5% of all homeowners in South Gate pay 30% or more of their income to their mortgage, indicating that most residents experience housing insecurity. In addition, the City currently has an approximate

2,000-applicant waitlist for their Section 8 voucher program.

The City of South Gate is deemed a Disadvantaged Community by CalEPA for the purpose of Senate Bill 535, which targets investment into Disadvantaged Communities to improve the overall quality of life and economic opportunity for the most burdened communities. South Gate is often faced with environmental justice and social justice concerns. The South Gate community has been subjected to impacts from environmental hazards and socio-economic burdens.

**ii. Threats to Sensitive Populations.**

***(1) Health or Welfare of Sensitive Populations.***

The Brownfield Assessment funding will assist the City in reducing harm to residents in the areas of health and welfare. As of July 2020, 19.5% of the population is unemployed. 14.8% of South Gate residents are under the age of 9, and over half the population (50.6%) of the population is made up of women (American Community Survey, 2014-2018). As of 2018, roughly 9.3% of the population is made up of seniors, up from 8.1% in 2014, and 4.5% of the population is disabled. According to the Los Angeles Homeless Services Authority, the city has an unsheltered homeless population of 357, or .36% of the total population.

The American Community Survey (2018) has found that 85.7% of the population 25 years and over has received less than an associate's degree, 5.0% have obtained an associate's degree, 6.7% have obtained a bachelor's degree, and 2.6% have received a graduate or professional degree. 95% of South Gate residents identify as Hispanic and 43% of residents are foreign-born. People of color experience higher levels of pollution in their communities, and the effects are everlasting. People of color are also more likely to be located near power plants, oil refineries, landfills, and brownfields sites. This grant will allow the City to assess numerous sites throughout the Target Areas and facilitate remediation and reuse, which will decrease the pollution burden and stimulate additional cleanup throughout the Target Areas in a vulnerable community.

***(2) Greater Than Normal Incidence of Disease and Adverse Health Conditions***

The City of South Gate sits in the 16th percentile on the California Healthy Places index, which is a tool created by the Public Health Alliance of Southern California to measure community conditions for residents. The index accounts for "non-health" policies and community characteristics, such as housing, education, economic, and social factors. South Gate falls within the lowest percentile, showcasing how overall health for residents in South Gate is very poor. The low score can be attributed to housing insecurity, pollution concerns, low education attainment, amongst other factors. The need for environmental justice in South Gate is urgent.

The City of South Gate has taken measures to address environmental inequality. The Community Environmental Health Action Team ("CEHAT") was formed in South Gate and includes community activists, business owners, environmental justice organizations, schools, community health centers, and many more. Members of the CEHAT provide health education to the community and collect, analyze, and address the community's environmental health concerns. Efforts made by City Staff and community members to address environmental inequality through the PACE-EH program demonstrates the community's ability to organize and commit to environmental justice. CEHAT will be instrumental in generating community engagement and are active project partners.

***(3) Disproportionately Impacted Populations***

South Gate sits in the heart of low-quality environment standards that are rampant in southeast Los Angeles, making the city a victim of environmental injustice. Roughly 80% of census tracts within South Gate are a designated disadvantaged community according to CalEPA. The majority of the city's census tracts are ranked within the top 25% of census tracts with the highest amount of pollution throughout the state. On a scale of 1-10, South Gate has a pollution burden score of 6.82, which is above the California and Los Angeles County average of 6.51 and 6.19 respectively. The pollution burden score encompasses the overall measure of pollution concentration and is calculated by using air and water components. The pollution burden score is regarded as a reputable measure to determine environmental risk.

Populations in the various Target Areas that suffer from a greater-than-normal incidence of



City of South Gate  
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FY 2021 Community-Wide Assessment Grant Proposal

diseases and pollution burden. For example, the Long Beach Boulevard Target Area is located in Census Tract 6037535603, which has a population of 3,493 and an overall pollution burden score of 97.91 (percentile of CA census tracts) with the following rankings for specific pollution burden indicators: toxic release (86), cleanup sites (99), hazardous waste (49), and cardiovascular disease (88). Much of South Gate and its surrounding communities show similar results. When compared to of California, the City ranks in the 80<sup>th</sup> percentile for PM2.5 (air pollutants), 60<sup>th</sup> percentile for Diesel Emissions, 70<sup>th</sup> percentile for Traffic Density, 60<sup>th</sup> percentile for Drinking Water Contamination, nearly the 90<sup>th</sup> percentile for Toxic Release substances, and 80<sup>th</sup> percentile for level of Pollution Burden, indicating a disproportionate impact on residents (CalEnviroScreen, 2018). 8% of children 17 years and younger have diagnosed asthma, which is higher than Los Angeles County where 7% of children under 17 have asthma. High performing cities see roughly 3% of children under 17 with asthma (Los Angeles County Department of Health, 2015). Per 100,000 females in South Gate, 109.2 have been newly diagnosed with lung cancer, compared to 140.5 females diagnosed in Los Angeles County. Most healthy cities, according to the USC Cancer Surveillance Program, have roughly 68.9 per 100,000 females newly diagnosed with lung cancer.

**b. Community Engagement.**

**i. Project Partners and ii. Roles.** Key stakeholders related to the economic development and enhancement of the City of South Gate, in addition to the State of California, community members, citizen groups, property owners and local business owners include the following in **Table 2**:

Organization	Contact	Role in Project
City of South Gate	Mayor Maria Davila 8650 California Avenue South Gate, CA 90280	Project lead.
South Gate Community Health Action Team (“CEHAT”)	Victor H. Ferrer Management Analyst vferrer@sogate.org	Facilitate community involvement of neighbors etc. in the site selection and assessment process.
South Gate Chamber of Commerce	Lupe Perez, President 3350 Tweedy Blvd South Gate, CA 90280 (b) (6) (b) (6)	Assist with site selection and communicate progress to the community.
Tweedy Mile Association	Xavier Sibaja Executive Director 3517-C Tweedy Blvd South Gate, CA 90280 (b) (6) (b) (6)	Will provide expertise in design, marketing and economic restructuring for the redevelopment process, assist with community outreach and communicate input from local businesses.
Los Angeles County Economic Development Corporation	Bill Allen, CEO 444 South Flower Street, 37th Floor Los Angeles, CA 90071 213.236.4811 bill.allen@laedc.org	Will assist with site selection and redevelopment planning.

**iii. Community Input.**

Community Outreach and Engagement were key components in developing the Specific Plans, which are the Assessment Grant Target Areas. Further, community and activist groups have recently expressed the need for affordable housing public meetings, which is consistent with the Long Beach Boulevard Target Area goal to advocate for further assessment on parcels that may be developed into housing.

The City will continue to solicit feedback from community members and stakeholders as

progress is made. This will be done by providing progress updates at a minimum of 2 city council and planning commission meetings, hosting stakeholder and small group outreach to activists and neighborhood groups, and regular media outreach. The City will collaborate with and communicate progress to numerous local entities, including the South Gate Chamber of Commerce, CEHAT, and Tweedy Mile Association, who work with local businesses and residents within the Target Areas. All comments relevant to the assessment process will be recorded, shared with applicable stakeholders, and considered in assessment implementation. Due to COVID-19, the City of South Gate has been holding virtual Zoom meetings in place of in-person city council, housing authority and planning commission meetings. Residents are encouraged to participate and provide feedback. Due to the new virtual norm, city council and planning commission meetings will be online for the foreseeable future, and web-based communications will be used to the fullest capacity throughout the duration of this project to keep the community aligned on the assessment of sites.

### **3. Task Descriptions, Cost Estimates & Measuring Progress**

#### **a. Description of Tasks and Activities.**

##### **i. Project Implementation.**

The City will use grant funds for the Phase I and Phase II Environmental Site Assessments immediately to evaluate feasible opportunities for redevelopment and remediation consisting with the City's planning objectives. The Phase I Environmental Site Assessments would gather sufficient information to develop an independent and professional opinion about the environmental condition of the given property. It would also identify actual or potential environmental contamination, which may impact the property value or affect the current and future landowner and use. The City will seek proposals from various QEPs in compliance with EPA procurement policy. The City, with the assistance of stakeholders and the QEP, will identify specific sites based on priority, location, feasibility, community input, and strategic plans. The QEP will then begin the Phase I and Phase II assessments. The following four tasks will be implemented to assess priority sites in the TAs and other high-risk and developable sites (i.e., non-priority sites) identified during the 3-year performance period. The tasks and activities described below in **Table 4** are designed to be conducted within 3 years of award notice.

#### **Task 1 – Cooperative Agreement Oversight**

##### **i. Project Implementation**

- Prepare Work Plan.
- Execute Cooperative Agreement (CA).
- Create RFP and procure a Qualified Environmental Professional(s) (QEP) in compliance with applicable federal procurement regulations.
- Prepare and submit Quarterly reports to the U.S. EPA; Update the Assessment, Cleanup, and Redevelopment Exchange System (ACRES); prepare and submit annual MBE/WBE reports; and Prepare and submit final project closeout.
- City will attend brownfields training programs.
- City will host a “kick-off” meeting.
- Host community outreach activities monthly
- Assistance will be requested from County health departments as appropriate throughout the performance period to understand and prioritize health risks at brownfield sites identified for assessment.
- In-kind City staff time for document preparation and travel will be contributed for amounts over those accounted for in 3.b.

##### **ii. Anticipated Schedule**

- The Work Plan will be prepared within 1 month of receiving notification of the grant award.
- The CA will be executed within 3 months of award.
- “Kick-off” meeting will be held within 1 month of receiving notification of the grant award.
- A QEP will be procured within 3 months of award.

- Quarterly reports will be submitted within 30 days of the end of the quarterly reporting period and ACRES will be updated as priority and non-priority sites are assessed. ACRES will subsequently be updated with cleanup and/or redevelopment information during and/or after the performance period. Final project closeout documentation will be submitted as required once the performance period ends.
- Staff will attend brownfields training programs as available during the grant period.
- Community outreach activities will continue throughout the performance period.

**iii. Task/Activity Lead**

City staff will lead the implementation of Cooperative Agreement Oversight.

**iv. Outputs**

Work Plan, CA, quarterly reports (12); ACRES updates

**Task 2 – Community Outreach**

**i. Project Implementation**

- Additional (non-priority) sites will be evaluated for assessment based on the following:
  - 1) Sites identified as an imminent threat to public health or the environment;
  - 2) High-opportunity brownfields that will help the City achieve its brownfields program goals; and;
  - 3) Brownfields identified as high priority by communities served by the City.
    - Non-priority sites will be added to the inventory.
    - In-kind City staff time and travel will be contributed for amounts over those accounted for in 3.b.

**ii. Anticipated Schedule**

- The prioritization system will be developed within 3 months of grant award.
- Non-priority sites will be added to the inventory throughout the 3-year performance period.
- Outreach activities will be conducted throughout the duration of the grant period.

**iii. Task/Activity Lead**

The City will work and QEP(s) to update/maintain existing inventory of brownfield sites. City and QEP will work together to complete community outreach.

**iv. Outputs**

6 community meetings, Outreach materials (brochures, flyers, newsletters), Website

**Task 3 – Phase I and II Assessments**

**i. Project Implementation**

- Priority sites (and additional non-priority sites identified during the performance period) will be evaluated through performance of Phase I and/or Phase II assessments, conducted in accordance with All Appropriate Inquiry (ASTM Standard E1527-13) and other ASTM standards/practices. Health and Safety Plans (HASPs) will be prepared for each site.
- The selected QEP(s) will prepare a Quality Assurance Project Plan (QAPP) and submit it to the U.S. EPA for approval.
- Assessments on both priority and other sites following securing site access will continue.
- The City and QEP(s) will meet to ensure required site access has been secured, individual assessments are progressing, and the overall project schedule is met.
- In-kind City staff time will be contributed for site access and assessment scheduling coordination.

**ii. Anticipated Schedule**

- Phase I and/or Phase II assessments will continue throughout performance period.
- The City and QEP(s) will meet monthly to ensure required site access has been secured, individual projects are progressing, and the overall project schedule is met.

**iii. Task/Activity Lead**

City of South Gate  
Housing Authority of South Gate  
FY 2021 Community-Wide Assessment Grant Proposal

The QEP(s) will lead this task.
<b>iv. Outputs</b> <ul style="list-style-type: none"> <li>• Site inventory</li> <li>• Site eligibility forms and access agreements</li> <li>• 11 Phase I ESAs &amp; 6 Phase II ESAs</li> <li>• 5 Quality Assurance Project Plans (QAPPs)</li> </ul>

**Task 4 – Remedial/Reuse Planning**

<b>i. Project Implementation</b> <ul style="list-style-type: none"> <li>• Evaluation of cleanup alternatives and reuse options for assessed sites; completion of ABCA/Reuse plans</li> </ul>
<b>ii. Anticipated Schedule</b> Activities associated with this task will continue throughout performance period.
<b>iii. Task/Activity Lead</b> The QEP(s) will lead Remedial/Reuse planning.
<b>iv. Outputs</b> <ul style="list-style-type: none"> <li>• 4 ABCAs/Reuse plans</li> </ul>

**b. Cost Estimates. i. Development of Cost Estimates.**

Based on prevailing costs in the region, proposals and previous Brownfields Assessments, staff anticipate expending approximately \$300,000 to complete all 4 task categories listed below. This includes direct and indirect costs. **ii. Application of Cost Estimates. (Table 5)**

Budget Categories	Task 1. Cooperative Agreement Oversight	Task 2. Community Outreach	Task 3. Phase I & Phase II Assessments	Task 4. Remedial/Reu se Planning	Budget Category Total
Personnel	\$1,000	\$0	\$1,000	\$0	\$2,000
Fringe	\$0	\$0	\$0	\$0	\$0
Travel	\$4,000	\$0	\$0	\$0	\$4,000
Supplies	\$0	\$3,000	\$0	\$0	\$3,000
Equipment	\$0	\$0	\$0	\$0	\$0
Contractual	\$2,000	\$2,000	\$212,000	\$75,000	\$291,000
<b>TOTAL BUDGET</b>	<b>\$7,000</b>	<b>\$5,000</b>	<b>\$213,000</b>	<b>\$75,000</b>	<b>\$300,000</b>

**Task 1:** Cooperative Agreement Oversight: Travel is for up to two staff to attend two National Brownfields conferences for a total of \$4,000 (\$1,000/person for airfare/lodging/meals per conference). City Attorney time to review the QEP contract at (5X\$200hr=\$1,000) will be grant funded. Contractual includes 20 hours of QEP time at \$100/hr (\$2,000). In-kind funding includes City staff time to attend the conferences, prepare EPA work products and plans, and procure a QEP.

**Task 2:** Community Outreach: Supplies include \$3,000 for brochures, outreach notices, and preparing for online outreach. Contractual covers the cost of our QEP to participate in outreach activities for 20 hours at \$100/hr (\$2,000). In-kind funding includes City staff time to conduct outreach and develop/maintain a website.

**Task 3:** Phase I and Phase II Assessments: *Phase I ESAs:* City will evaluate for a Phase I ESA that meets

ASTM 1527-13/All Appropriate Inquiries. We have estimated \$4,000 per Phase I ESA (11 sites\*\$4,000/site=\$44,000). *Phase II ESAs*: City will complete Phase II ESAs at approximately 6 properties. The cost of each QAPP and Phase II will vary upon the size, complexity, and type of material investigated. We have estimated \$28,000 for a typical QAPP/Phase II ESA (6 sites\*\$28,000/site = \$168,000). City Attorney time (5hrsX\$200hr=\$1,000) to review access agreements. In-kind funding includes City staff time to coordinate activities and review documents.

**Task 4: Remedial/Reuse Planning:** We have estimated \$18,750/site for remedial planning (4 sites x \$18,750/site= \$75,000). This accounts for 25% of the grant funds. In-kind funding includes City staff time to coordinate activities and review document.

#### **iv. Measuring Environmental Results.**

As a result of the award, it is anticipated that 11 Phase I and 6 Phase II assessments will be conducted at priority sites and other identified sites and results will be compiled into summary reports that can be used as a tool to plan for cleanup and redevelopment. Results and outcomes of the assessments will be recorded and maintained by City Staff. All assessment results and project outcomes will be reported back to the EPA following definitive results. City Staff and consultants assisting with project management will monitor expenditures closely to ensure projected costs are not exceeded and milestones are met according to the schedule. While schedule delays are not anticipated, the City is prepared to collaborate with all consultants and sub consultants on an action plan to ensure benchmarks are met in the case of unexpected delays.

#### **4. Programmatic Capability and Past Performance.**

##### **a. Programmatic Capability.**

**i. Organizational Structure.** Though the City's Community Development and Housing Authority are two separate entities, they will be managing this grant together as they share crucial resources and have successfully managed grants together in the past (see 4.b.). The Community Development Department, Housing Authority Division will act as the lead party to ensure timely and successful expenditure of funds, the completion of technical tasks, and the overall requirements of the projects and grant. Community Development Department has 23 Full Time Equivalent Employees and will work closely with the Public Works Department, the Administrative Department consisting of the Finance Division, and the in-house City Attorney. The City of South Gate operates with a City Council and City Manager structure.

##### **ii. Description of Key Staff.**

Key Staff include the Interim Community Development Director, Paul Adams. Paul has over 20 years in executive management for various cities. Paul will oversee assessment of the priority sites and other sites identified with grant funding. Within the Community Development Department, Paul Adams is assisted by a Management Analyst, Dianne Guevara and various staff members with a specialized skill set. Management Analyst, Dianne Guevara will serve as the Project Coordinator in the assessment of all sites. Dianne has a Master's in Public Administration and has over 8 years of management experience in both the Public and Private sector. Dianne has successfully applied and managed over 3 million dollars in federal grant funding. She currently oversees the Housing and Grants division and is assisted by four staff from the Housing Division. Dianne will manage finances to ensure assessments remain within budget. An additional key staff member related to this grant and programs is the Public Works and Assistant City Manager, Arturo Cervantes. Prior to joining South Gate in 2014, Arturo led the City of Pico Rivera to receive over \$150 million in grant funds and completed approximately \$100 million in capital projects on time and within budget, both in under five years. Project highlights include the 2013 APWA award winning Passons Boulevard Underpass and Rivera Park Renovation Projects. Arturo will assist in managing grant funding and project managing site assessment.

##### **iii. Acquiring Additional Resources**

The City will contract for any additional services or expertise needed to complete the remediation and redevelopment of the Site by utilizing its and EPA's procurement policy. The City's policy is compliant with, but stricter than, federal requirements. The City keeps a meticulous procurement record for all brownfields-related acquisitions documenting outreach, cost/price analysis, rationale for decision, etc.

The City intends to procure and contract with a QEP to oversee technical aspects of the assessment.

#### **4.b. Past Performance and Accomplishments**

##### ***(1) Accomplishments***

The City's Community Development Department administers the City's on-going Federal Grant programs along with the Housing Authority, including, but not limited to, the following:

- Awarded an additional \$2 million dollars in Community Development Block grants from the Department of Housing and Urban Development to assist the Community in Response to the COVID-19 pandemic. This year the City has received additional funding through the CARES Act. All funding allocations were presented and approved by the City Council. Agreements were prepared and approved by the City attorney and submitted to HUD in a timely manner.
- Awarded an additional \$900,000 in administrative funding for the Section 8 Housing Choice Voucher Program funding to assist South Gate residents. All required Agreements and documentation has been submitted to the federal government.
- Awarded a \$4.6 million Active Transportation Program Grant to fund improvements on Tweedy Mile to enhance pedestrian safety and beautify the corridor. The grant was approved by the City Council and is managed by the Department of Public Works.
- Awarded a \$174,000 grant for an Open Streets event from Metro to promote sustainable transportation modes, foster community participation in the development of multi-modal policies and infrastructure, and improve economic and public health. Agreement was approved by the City Council and is managed by City staff to ensure all deadlines are met.
- Awarded a \$102,000 grant from the County for civic engagement related to the Census operation. The City applied for the grant through the County and submits monthly reports to the County to ensure compliance. The Grant application and agreement were approved by the City Council. All expenses are documented by Finance and the Community development Department.
- Awarded a \$315,000 SB 2 technical assistance grant for improving processing systems to expedite the review and approval of residential projects in the City. The Agreement and Application were approved by the City Council.
- Awarded a \$300,000 Local Early Action Planning Grant (LEAP Program) for the preparation and adoption of planning documents, process improvements that accelerate housing production, and to facilitate compliance in implementing the sixth cycle of the regional housing need assessment (RHNA). The City Council approved the LEAP application and authorized submittal of grant.
- Awarded a \$721,320 Permanent Local Housing Allocation (PLHA) program for development, acquisition, rehabilitation, and preservation of multifamily, residential live-work, housing in the City. The City successfully completed the PLHA grant application and the City Council authorized grant submittal.

##### ***(2) Compliance***

- *CDBG Grants:* All quarterly reports and required documentation have been collected and submitted to HUD. The City has over 30 years of grant administration and is familiar with all of the required documentation by the federal government.
- *Section 8 Housing Choice Voucher:* The City has weekly meetings to discuss the program and to ensure all data/reporting is captured correctly.
- *Active Transportation Program Grant:* The grant was approved by the City Council and is managed by the Department of Public Works. All quarterly reports are submitted in a timely manner.
- *SB 2 Grant:* The grant is overseen by City Staff and the City's economic consultant to ensure all reporting is done in a timely manner and that the City remains in compliance with all grant requirements.
- *Local Early Action Planning Grant:* The City is responsible for executing the standard agreement and submitting all required documentation. Documentation will be submitted in a timely manner.
- *Permanent Local Housing Allocation (PLHA):* The grant is managed by the City's economic development consultant to ensure the City is in compliance with all of the grant requirements. All requirements will be met in a timely manner.

## **RESPONSES TO THRESHOLD CRITERIA**

1. **Applicant Eligibility:** The South Gate Housing Authority (“Housing Authority”), the lead project manager and grantee for this assessment grant, is a local government entity. It’s defined as a “general purpose unit of local government” as that term is defined in 40 CFR Part 31.3. According to the United States Environmental Protection Agency (“EPA”), the Housing Authority is eligible to receive a Brownfields Assessment Grant.
2. **Community Involvement:** Upon the creation of the Three Specific Plan Target Areas and identifying the parcels in the South Block Target Areas, the Housing Authority and City of South Gate recognized the need for environment assessments on numerous parcels throughout the plan areas in order to spur development. The community also has spoken to the need for affordable housing throughout South Gate, which cannot be possible without environmental assessment and cleanup, as the City of South Gate is almost completely built out.

Additional sites throughout the city have been brought up by community members, demonstrating the unilateral need for environmental assessments throughout South Gate. The main stakeholders will be residents/property owners, community/citizens groups, nearby business organizations, and the lenders and developers conducting or supporting the actual work and will be actively involved in the site selection process. The plan to involve stakeholders will include these three outreach efforts:

**1) The Housing Authority will announce the Grant award** in a press release to the local newspaper and in an ad placed on local radio stations and the local television station to reach all South Gate Residents. The announcement will be posted on the City of South Gate’s website, and on all city social media. Key community partners (Section 2.b.i) will be given this information to distribute and place on their websites.

**2) The South Gate Housing Authority will host an initial outreach and “kick-off” meeting** to acquaint key community organizations, environmental organizations, educational institutions, and the media with the grant project. The Housing Authority will ask stakeholders to identify additional brownfields they feel are impacting their health and welfare and the sites will be added to the Housing Authority’s list of potential sites for funding. Meeting outcomes will be available on the Housing Authority’s website.

**3) The Housing Authority will continue communication with stakeholders.** Additional public meetings and presentations will be coordinated by community members. At the close of the project, the Housing Authority will hold a final public meeting to share project outcomes and presentation materials and minutes will be archived and placed on the Housing Authority’s websites and social media pages. Social media and other innovative methods will be used to reach out to and gather input from the general public, especially during COVID-19.

City of South Gate  
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News releases, web postings, written materials, etc. will be available in other languages for residents whose first language is not English.

**3. Expenditure of Assessment Grant Funds:**

The Housing Authority does not have an active EPA Brownfields Assessment Grant.



## Application for Federal Assistance SF-424

\* 1. Type of Submission:

- ☐ Preapplication  
☒ Application  
☐ Changed/Corrected Application

\* 2. Type of Application:

- ☒ New  
☐ Continuation  
☐ Revision

\* If Revision, select appropriate letter(s):

\* Other (Specify):

\* 3. Date Received:

10/28/2020

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

### 8. APPLICANT INFORMATION:

\* a. Legal Name:

City of South Gate

\* b. Employer/Taxpayer Identification Number (EIN/TIN):

(b) (6)

\* c. Organizational DUNS:

0822013100000

### d. Address:

\* Street1:

8650 California Ave

Street2:

\* City:

South Gate

County/Parish:

Los Angeles County

\* State:

CA: California

Province:

\* Country:

USA: UNITED STATES

\* Zip / Postal Code:

90280-3004

### e. Organizational Unit:

Department Name:

Division Name:

### f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Ms.

\* First Name:

Dianne

Middle Name:

\* Last Name:

Guevara

Suffix:

Title:

Management Analyst

Organizational Affiliation:

City of South Gate / Economic Development Division

\* Telephone Number:

(323) 563-9535

Fax Number:

\* Email:

dguevara@sogate.org

## Application for Federal Assistance SF-424

### \* 9. Type of Applicant 1: Select Applicant Type:

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

\* Other (specify):

### \* 10. Name of Federal Agency:

Environmental Protection Agency

### 11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

### \* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-20-06

\* Title:

FY21 GUIDELINES FOR BROWNFIELD ASSESSMENT GRANTS

### 13. Competition Identification Number:

Title:

### 14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

### \* 15. Descriptive Title of Applicant's Project:

F21 GUIDELINES FOR BROWNFIELDS ASSESSMENT GRANTS

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

**Application for Federal Assistance SF-424****16. Congressional Districts Of:**\* a. Applicant \* b. Program/Project 

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

**17. Proposed Project:**\* a. Start Date: \* b. End Date: **18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="300,000.00"/>
* b. Applicant	<input type="text" value="0.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="300,000.00"/>

**\* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .
- ☒ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☐ c. Program is not covered by E.O. 12372.

**\* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

**21. \*By signing this application, I certify (1) to the statements contained in the list of certifications\*\* and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances\*\* and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ \*\* I AGREE

\*\* The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

**Authorized Representative:**

Prefix:  \* First Name:

Middle Name:

\* Last Name:

Suffix:

\* Title: \* Telephone Number:  Fax Number: \* Email: \* Signature of Authorized Representative:  \* Date Signed: